



**PLANNING COMMISSION  
REGULAR MEETING ADDENDUM**

**Tuesday, January 13, 2026, 7:00 p.m.  
125 E. College Street, Covina, California  
Council Chamber of City Hall**

**IMPORTANT NOTICE**

*Members of the public may view the meeting live on local cable television Spectrum Chanel 29 and Frontier Channel 42, or online at <https://covina.12milesout.com>, (a live banner will appear at the start of the meeting).*

*Meeting Assistance Information. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (626)-384-5430 or by email at [cityclerk@covina.gov](mailto:cityclerk@covina.gov). Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*

**CONTINUED PUBLIC HEARINGS**

**\* CPH 1. ZONE CHANGE (ZCH) 25-3**

A City initiated Zone Change to amend zoning designation and the City's Official Zoning Map for 2558 parcels throughout the City from the existing RD Residential Zone (Multifamily – RD 2000-3000 and RD 3400-5000) to High Density Residential (HDR) and Medium Density Residential (MDR) Zones, respectively. The proposed rezoning will make the properties' zoning districts consistent with the General Plan land use designation of High Density Residential and Medium Density Residential as required by Government Code Section 65860.

After the Planning Commission conducts a public hearing and considers public comments, it should adopt the attached Resolution 2025-025 PC recommending to the City Council that Zone Change (ZCH) 25-3 be approved.

\*a. CPH 1. Zone Change (ZCH) 25-3 - Revised from Public Hearing to Continued Public Hearing Title

Public Hearing Item 1, Zone Change (ZCH) 25-3, has been updated to reflect the December 9, 2025 cancellation and is now titled ***Continued Public Hearing Item 1***.



# Planning Commission Regular Meeting STAFF REPORT

ITEM NO. CPH 1.

**Meeting:** Planning Commission Regular Meeting of January 13, 2026  
**Title:** ZONE CHANGE (ZCH) 25-3  
**Title Description:** A City initiated Zone Change to amend zoning designation and the City’s Official Zoning Map for 2558 parcels throughout the City from the existing RD Residential Zone (Multifamily – RD 2000-3000 and RD 3400-5000) to High Density Residential (HDR) and Medium Density Residential (MDR) Zones, respectively. The proposed rezoning will make the properties' zoning districts consistent with the General Plan land use designation of High Density Residential and Medium Density Residential as required by Government Code Section 65860.  
**Presented by:** Lisette Sanchez-Mendoza, Community Development Consultant

## SUMMARY

The City's primary objective is to align the RD Multifamily zoning districts with the Medium Density Residential and High-Density Residential land use designations of the 2000 General Plan. This is required by Government Code Section 65860, which mandates all cities, including Covina, to ensure that zoning districts are consistent with their General Plan land use designations. The Zone Change will not otherwise affect the current use of the affected properties, and no specific development project is connected with the proposed Zone Change. The Planning Commission will review the proposed zone change and make a recommendation to the City Council.

## PROPOSED PHASE 2 REZONING AND GENERAL PLAN ALIGNMENT (ZCH 25-3)

At present, there are **10** RD Multifamily zoning districts. Based on the density of each RD zoning district and the number of square feet per unit, they are categorized into either Medium Density Residential or High Density Residential, according to Covina Municipal Code (CMC) Chapter 17.28, Table 17.28.020:

Medium Density Residential zones (MDR)	High Density Residential zones (HDR)
7 to 14 dwelling units per acre	14.01 to 22 dwelling units per acre
RD 5000 - 5,000 square feet per unit	RD 3000 - 3,000 square feet per unit
RD 4000 - 4,000 square feet per unit	RD 2950 - 2,950 square feet per unit
RD 3900 - 3,900 square feet per unit	RD 2900 - 2,900 square feet per unit
RD 3500 - 3,500 square feet per unit	RD 2500 - 2,500 square feet per unit
RD 3400 - 3,400 square feet per unit	RD 2000 - 2,000 square feet per unit

The City has identified properties within the RD zoning designations that have zoning densities inconsistent with range of the applicable General Plan High Residential land use designation. The City therefore must amend the zoning ordinance to so it is consistent with the General Plan pursuant to Government Code Section 65860. The proposed amendment is consistent with the General Plan and Housing Element. Furthermore, none of the amendments result in a reduction of residential density for any parcel are identified in the housing element as necessary to fulfill the City’s RHNA allocation and the sites identified in the housing element remain adequate to accommodate the City’s share of RHNA.

The intent of the proposed rezoning is to simplify the remaining RD zoning districts by renaming RD 2000 through RD 3000 as High Density Residential (HDR) zoning district and RD 3400 through RD 5000 as Medium

Density Residential (MDR) zoning district. The current General Plan land use designations already govern any site's allowed use and intensity, supplemented by the RD Multifamily development regulations established under the current Covina Municipal Code (CMC) Chapter 17.28. Therefore, the proposed rezoning is an administrative clean-up needed due to the requirement for zoning ordinances and districts to be consistent with the General Plan.

**PUBLIC PARTICIPATION AND OCTOBER 28, 2025 PLANNING COMMISSION STUDY SESSION AND COMMUNITY MEETING**

Public participation is a crucial and integral aspect of the planning process for rezoning properties. Staff prepared an overview and a Frequently Asked Question (FAQ) informational flyer about the proposed rezoning and posted it on the City's website on November 25, 2024. In addition to the FAQ, staff posted the Phase 1 and 2 timelines for study sessions and future public hearings. Staff scheduled a Planning Commission study session on October 28, 2025 for Phase 2. The Planning Commission conducted the study session at the October 28, 2025 meeting. There were no public comments. The following link is the City's website for the proposed rezoning and general plan alignment project.

<https://covinaca.gov/city-departments/rezoning-general-plan-alignment-project/>

**PUBLIC HEARING NOTICE AND NOTIFICATION**

All property owners within a radius of at least 300 feet from the overall project site were mailed notices of the Planning Commission public hearing a minimum of ten (10) days before the hearing as required by law. In addition, the public hearing notice for Zone Change (ZCH) 25-3 was published in the San Gabriel Valley Examiner newspaper on November 13, 2025.

**ENVIRONMENTAL DETERMINATION**

Zone Change (ZCH) 25-3 is exempt from CEQA because it can be seen with certainty that there is no possibility that the proposed Zone Change from the existing RD Residential Zone (Multifamily – RD 2000-3000 and RD 3400-5000) to High Density Residential (HDR) and Medium Density Residential (MDR) Zones, respectively for 2258 parcels throughout the City will have a significant adverse effect on the environment. Adopting the Zone Change would not approve any development project or other physical change to the environment, nor would it increase development potential beyond already applicable General Plan limits. Furthermore, the proposed zone change does not change allowable land uses or development intensities as authorized under the existing General Plan as it implements Government Code Section 65860 to align the zoning with their applicable General Plan land use designation. Therefore, the adoption of this Zone Change is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines.

**STAFF RECOMMENDATION**

After the Planning Commission conducts a public hearing and considers public comments, it should adopt the attached Resolution 2025-025 PC recommending to the City Council that Zone Change (ZCH) 25-3 be approved.

Prepared by:

\_\_\_\_\_  
Lisette Sanchez-Mendoza  
Community Development Consultant

Approved By:

  
\_\_\_\_\_  
Brian K. Lee  
Director of Community Development

## **EXHIBITS**

- A. October 28, 2025 Study Session Notice
- B. Public Hearing Notice
- C. Frequently Asked Questions (FAQ)
- D. Location map of RD 2000-3000 and RD 3400-5000 zoned properties
- E. Planning Commission Resolution 2025-025, recommending approval of the zone change to the City Council
- F. Draft City Council Ordinance approving Zone Change (ZCH) 25-3 with Exhibit A – List of Assessor’s Parcel Map Numbers

**CITY OF COVINA  
 NOTICE OF PLANNING COMMISSION STUDY SESSION AND COMMUNITY MEETING  
 ON OCTOBER 28, 2025**

**PHASE 2 REZONING AND GENERAL PLAN ALIGNMENT PROJECT**

The City is embarking on a rezoning project to align the RD Multifamily zoning districts with the Medium Density Residential and High-Density Residential land use designations of the 2000 General Plan. This rezoning will not affect your current use of your property. The effect of the proposed rezoning is to make the properties zoning consistent with the already applicable General Plan designation, as required by state law. The project will take part in two phases, Phase 1 was completed and became effective in July 2025. The city is currently working on Phase 2 which applies to properties within the RD 2000 through RD 5000 districts.

<b>REZONE FROM</b>	<b>TO</b>
<b>RD-2000, RD-2500, RD-2900, RD-2950</b>	<b>HDR, High Density Residential</b>
<b>RD-3000, Rd-3500, RD-3900, RD-4000, RD-5000</b>	<b>MDR, Medium Density Residential</b>

**PLEASE JOIN US**

Come join us on October 28<sup>th</sup> at 7 pm to learn more about the Phase 2 rezoning and general plan alignment project. Community input is an important part of the decision-making process.

**DATE, PLACE AND TIME**

Tuesday, October 28, 2024, at 7 pm  
 City Hall Council Chambers  
 125 E. College Street  
 Covina, CA 91723

The City solicits any information and/or comments that any citizen wishes to provide regarding the project, and all interested citizens are invited to attend the community meeting. Any person may submit written comments to the Community Development Department, Planning Division, prior to or at the time of the community meeting. Further information may be obtained from the City of Covina Community Development Department, Planning Division, at (626) 384-5450.

Pursuant to the American with Disabilities Act, the City of Covina will make reasonable efforts to accommodate persons with disabilities. If you require special accommodations, please contact the Planning Division at (626) 834-5450, at least five days in advance of the community meeting.

Brian K. Lee, AICP  
 Director of Community Development

**NOTE: ACCESS TO THE CITY HALL COUNCIL CHAMBER IS FROM THE NORTH SIDE OF THE TWO-STORY CITY HALL BUILDING VIA THE COURTYARD.**

**PUBLISH:**       October 16, 2025  
                       THE SAN GABRIEL VALLEY EXAMINER

**CITY OF COVINA  
NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Covina will conduct a PUBLIC HEARING in the City Hall Council Chambers, 125 East College Street, Covina, on December 9, 2025, at 7:00 p.m., or as soon as possible thereafter, to consider the following:**

**ZONE CHANGE (ZCH) 25-03:** A City initiated Zone Change to amend zoning designation and the City’s Official Zoning Map for 2558 parcels throughout the City from the existing RD Residential Zone (Multi-family – RD 2000, 2500, 2900, 2950, and 3000) to High Density Residential (HDR) Zone and RD Residential Zone (Multi-family-RD 3400, 3500, 3900, 4000 and 5000) to Medium Density Residential (MDR). The proposed rezoning will make the properties’ zoning districts consistent with the already applicable General Plan land use designation of High Density Residential and Medium Density Residential as required by Government Code Section 65860. The Zone Change will not otherwise affect the current use of the affected properties, and there is no specific development project in connection with the proposed Zone Change. The Planning Commission will review the proposed zone change and make a recommendation to the City Council on the proposed zone change.

**Environmental Determination:** Zone Change (ZCH) 25-03 is exempt from CEQA because it can be seen with certainty that there is no possibility that the proposed Zone Change from the existing RD Residential Zone (Multi-family – RD 2000, 2500, 2900, 2950, and 3000) to High Density Residential (HDR) Zone and RD Residential Zone (Multi-family-RD 3400, 3500, 3900, 4000 and 5000) to Medium Density Residential (MDR) for 2558 parcels throughout the City will have a significant adverse effect on the environment. Adoption of the Zone Change would not approve any development project or other physical change to the environment nor would it increase development potential beyond already applicable General Plan limits. Therefore, the adoption of this Zone Change is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines. Furthermore, the proposed zone change does not change allowable land uses or development intensities as authorized under the existing General Plan as it implements Government Code Section 65860 to align the zoning with their applicable General Plan land use designation and therefore qualifies as exempt pursuant to Section 15305 of the CEQA Guidelines.

**A MAP SHOWING THE PARCELS SUBJECT TO THE ZONE CHANGE IS INCLUDED IN THIS NOTICE. THE LEGAL DESCRIPTION AND THE LIST OF ASSESSOR’S PARCEL MAP NUMBERS ARE ON FILE IN THE PLANNING DIVISION AND ON CITY’S WEBSITE.**

<https://covinaca.gov/city-departments/rezoning-general-plan-alignment-project/>

All interested citizens are invited to attend the public hearing. Any person may submit written comments to the Community Development Department, Planning Division, prior to, or at the time of, the hearing.

If you challenge the decision on the proposed decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence submitted to the Planning Secretary or the Planning Commission at, or prior to, the public hearing.

For more information contact the Community Development Department, Planning Division at (626) 384-5450. Pursuant to the American with Disabilities Act, the City of Covina will make reasonable efforts to accommodate persons with disabilities. If you require special accommodations, please contact the Planning Division at (626) 384-5450, at least five (5) days in advance of this hearing.

Brian K. Lee, AICP  
Deputy City Manager/Director of Community Development

**NOTE: ACCESS TO THE CITY HALL COUNCIL CHAMBER IS FROM THE NORTH SIDE OF THE TWO-STORY CITY HALL BUILDING VIA THE COURTYARD.**

**PUBLISH:** November 13, 2025  
THE SAN GABRIEL VALLEY EXAMINER

## ***Frequently Asked Questions*** **City of Covina Rezoning, and General Plan Alignment Project**

### ***What is the General Plan?***

The General Plan is a comprehensive, long-term plan for the development of the City. The general plan is at the top of the hierarchy of local land use regulations; zoning and other land use decisions must conform to the general plan. See Covina's General Plan. <https://covinaca.gov/city-departments/community-development/planning/resources/>

### ***What is the difference between a zoning district and land use designation?***

Individual properties are given a land use designation in the land use element of the General Plan. These designation govern the allowed uses and intensity of development on a property. See Covina's General Plan Land Use Designations. <https://covinaca.gov/city-departments/community-development/planning/resources/>

A zoning district sets out rules for what can and cannot be developed on a property. These rules apply to key types of land uses: residential, commercial, industrial, and other uses of land in the City. Zoning Districts also provide controls on the form and placement of buildings on individual parcels, such as height, setbacks, and parking requirements. See Covina's Zoning Districts.

<https://www.codepublishing.com/CA/Covina/>

### ***Why is the City rezoning my property?***

Government Code Section 65860 requires that all cities, including Covina, align zoning districts so that they are consistent with their respective land use designations. The City identified several Zoning Districts that are inconsistent with applicable General Plan land use designations. These Zoning Districts include RD-1250, RD-1500, RD-2000, RD-2500, RD-2900, RD-2950, RD-3000, RD-3400, RD-3500, RD-3900, RD-4000, and RD-5000.

### ***Is my property rezoning happening because of a new development proposal?***

No, nothing in this rezoning process includes or is driven by any new development proposal. The rezoning is required by state law so the zoning is consistent with the General Plan land use designation.

### ***Will the rezoning impact the use of my property?***

No, the rezoning brings the zoning designation for a property to match the applicable General Plan designation. Because the General Plan prevails over Zoning, the General Plan designations already govern the allowed use and intensity of any site. This rezoning is an administrative clean-up triggered by the requirement that zoning ordinances inconsistent with the General Plan must be amended to be made consistent with the general plan.

***What uses are allowed once my property is rezoned?***

Your property will remain subject to the same General Plan land use designation. Click the link, <https://www.codepublishing.com/CA/Covina/>, to see Covina Municipal Code Title 17, Chapter 17.28 for the RD zoning regulations, and the allowed uses in the RD zoning districts.

***How will I benefit from the rezoning?***

This rezoning of your property brings several benefits. It helps to clarify what you can do with your property. Further, aligning zoning districts and land use designations reduces confusion. Property owners have a clearer understanding of how their property can be used for future projects, which will save them time and costs when developing their property.

***If the rezoning of my property creates a legal non-conforming use on my property, how will this impact me?***

A legal non-conforming use is a lawful use of land or structure which ceases to conform to the provisions of the applicable regulations. A legal non-conforming use may continue indefinitely. However, if such use is discontinued or abandoned for six months or more, it must conform to the provisions of the zoning district.

***end***



**RESOLUTION NO. 2025-025**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ZONE CHANGE (ZCH) 25-3, TO AMEND THE CITY'S OFFICIAL ZONING MAP FOR 2558 PARCELS FROM THE EXISTING RD RESIDENTIAL ZONE (MULTIFAMILY RD 2000 THROUGH RD 3000 AND RD 3400 THROUGH RD 5000) TO HIGH DENSITY RESIDENTIAL ZONE (HDR) AND MEDIUM DENSITY RESIDENTIAL (MDR), RESPECTIVELY, AND THE LIST OF ASSESSORS PARCEL NUMBERS ARE ATTACHED HERETO AS EXHIBIT A, AND RECOMMENDING TO MAKE A FINDING OF EXEMPTION PURSUANT TO CEQA**

WHEREAS, the City is responsible for adopting and implementing land use regulations within its boundaries; and

WHEREAS, Government Code Section 65860 mandates all cities, including Covina, ensure zoning districts are consistent with their land use designations; and

WHEREAS, the City has identified properties within the RD 2000 through RD 3000 and RD 3400 through RD 5000 zoning designations that have zoning densities inconsistent with range of the applicable General Plan Residential land use designations; and

WHEREAS, the City therefore must amend the zoning designations to so it is consistent with the General Plan; and

WHEREAS, the proposed Zone Change is consistent with the General Plan and Housing Element. None of the RD zoned parcels are identified in the housing element as necessary to fulfill the City's RHNA allocation. Thus, the sites identified in the housing element remain adequate to accommodate the City's share of RHNA; and

WHEREAS, the Zone Change will not otherwise affect the current use of the affected properties, and no specific development project is connected with the proposed Zone Change; and

WHEREAS, CMC Chapter 17.80 provides the procedures and proceedings for any amendment to the text of Title 17 (Zoning) of the CMC and the Zone Change to the Official Zoning Map of City of Covina; and

WHEREAS, Government Code Section 65854 provides that the Planning Commission hold a hearing on proposed zone change and Section 65855 requires that at the hearing, the Planning Commission render its decision in the form of a written recommendation to the City Council, and transmit the recommendation in such form and manner as specified by the City Council; and

WHEREAS, CMC Section 17.80.050 further provides that any recommendation by the Planning Commission for an amendment shall require an affirmative vote of not less than two-

thirds of the total voting members after at least one public hearing and must be filed with the City Council, together with a report of findings, hearings, and other supporting data, within thirty (30) days after the conclusion of the public hearing; and

WHEREAS, on January 13, 2026, the Planning Commission conducted a duly noticed public hearing and considered the proposed Zone Change (ZCH) 25-3. After receiving oral and written evidence, and public input, the Planning Commission concluded said hearing, and by a \_\_\_\_\_ vote, adopted Resolution No. 2025-025 PC recommending to the City Council the approval of the Zone Change (ZCH) 25-3; and

WHEREAS, all legal prerequisites prior to adoption of this Ordinance have occurred.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1.** The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

**SECTION 2. California Environmental Quality Act Findings.** The Planning Commission determines that the proposed Zone Change (ZCH) is exempt from CEQA because it can be seen with certainty that there is no possibility that the proposed Zone Change from the existing RD Residential Zone (Multifamily – RD 2000 through RD 3000) to High Density Residential (HDR) and RD Residential Zone (Multifamily – RD 3400 through RD 5000) to Medium Density Residential (MDR) for 2558 parcels throughout the City will have a significant adverse effect on the environment. The Planning commission further determines that the Zone Change implements Government Code Section 65860 to align the zoning with their applicable General Plan land use designation, that it would not approve any development project or cause other physical change to the environment, that it would not increase the development potential beyond already applicable General Plan limits, nor change the allowable land uses or development intensities as authorized under the existing General Plan. Therefore, the Planning Commission determines that the adoption of this Zone Change is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines.

**SECTION 3. Findings for ZCH 25-3.** Based on the evidence in the record, Planning Commission hereby finds that the proposed Zone Change (ZCH) 25-3 is consistent with the Land Use Plan and the Programs and Implementation Measures of the Covina General Plan Land Use Element, and is in compliance with State Law because the amended zoning designation now conforms with the density ranges or regulations in the applicable General Plan land use designation for the properties.

**SECTION 4. Planning Commission Recommendation.** After giving full consideration to all evidence presented at the public hearing and in consideration of the findings stated in the attached City Council Ordinance, the Planning Commission does hereby recommend that the City Council of the City of Covina adopt the Ordinance substantially similar to that attached hereto and titled as follows:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, APPROVING ZONING CHANGE (ZCH) 25-3, AND AMENDING THE CITY'S OFFICIAL ZONING MAP FOR 2558 PARCELS FROM THE EXISTING RD RESIDENTIAL ZONE (MULTIFAMILY RD 2000 THROUGH RD 3000 AND RD 3400 THROUGH RD 5000) TO HIGH DENSITY RESIDENTIAL ZONE (HDR) AND MEDIUM DENSITY RESIDENTIAL (MDR), RESPECTIVELY, AND THE LIST OF ASSESSORS PARCEL NUMBERS ARE ATTACHED HERETO AS EXHIBIT A, AND MAKE A FINDING OF EXEMPTION PURSUANT TO CEQA

**SECTION 5.** The documents and materials that constitute the record of proceedings on which these findings and this Resolution are based are located at the City Clerk's Office or the Community Development Department, Planning Division, located at 125 E. College Street, Covina, CA 91723 or at [www.covina.ca.gov](http://www.covina.ca.gov). The custodian of these records is the City Clerk.

**SECTION 6.** The Secretary shall certify the adoption of this Resolution.

**PASSED, APPROVED AND ADOPTED** by the members of the Planning Commission of Covina this 13<sup>th</sup> day of January, 2026.

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BRIAN RODRIGUEZ, CHAIRMAN  
CITY OF COVINA PLANNING COMMISSION

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Covina at a regular meeting thereof held on the by the following vote of the Planning Commission:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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COVINA PLANNING COMMISSION SECRETARY

**ORDINANCE NO. 26- \_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, APPROVING ZONE CHANGE (ZCH) 25-3, AND AMENDING THE CITY'S OFFICIAL ZONING MAP 2558 PARCELS FROM THE EXISTING RD RESIDENTIAL ZONE (MULTIFAMILY RD 2000 THROUGH RD 3000 AND RD 3400 THROUGH RD 5000) TO HIGH DENSITY RESIDENTIAL ZONE (HDR) AND MEDIUM DENSITY RESIDENTIAL (MDR), RESPECTIVELY, AND THE LIST OF ASSESSORS PARCEL NUMBERS ARE ATTACHED HERETO AS EXHIBIT A, AND MAKING A FINDING OF EXEMPTION PURSUANT TO CEQA GUIDELINES SECTION 15061(b)(3)**

WHEREAS, the City is responsible for adopting and implementing land use regulations within its boundaries; and

WHEREAS, Government Code Section 65860 mandates all cities, including Covina, ensure that zoning districts are consistent with their land use designations.

WHEREAS, the City has identified properties within the RD 2000 through RD 3000 and RD 3400 through RD 5000 zoning designations that have zoning densities inconsistent with range of the applicable General Plan Residential land use designations; and

WHEREAS, the City therefore must amend the zoning designations to so it is consistent with the General Plan; and

WHEREAS, the proposed Zone Change is consistent with the General Plan and Housing Element. None of the zoning amendments result in a reduction of residential density for any parcel are identified in the housing element as necessary to fulfill the City's RHNA allocation. Thus, the sites identified in the housing element remain adequate to accommodate the City's share of RHNA; and

WHEREAS, the Zone Change will not otherwise affect the current use of the affected properties, and no specific development project is connected with the proposed Zone Change; and

WHEREAS, CMC Chapter 17.80 provides the procedures and proceedings for any amendment to the text of Title 17 (Zoning) of the CMC and the Zone Change to the Official Zoning Map of City of Covina; and

WHEREAS, Government Code Section 65854 provides that the Planning Commission hold a hearing on proposed zone change and Section 65855 requires that at the hearing, the Planning Commission render its decision in the form of a written recommendation to the City Council, and transmit the recommendation in such form and manner as specified by the City Council; and

WHEREAS, CMC Section 17.80.050 further provides that any recommendation by the Planning Commission for an amendment shall require an affirmative vote of not less than two-thirds of the total voting members after at least one public hearing and must be filed with the City Council, together with a report of findings, hearings, and other supporting data, within thirty (30) days after the conclusion of the public hearing; and

WHEREAS, on January 13, 2026, the Planning Commission conducted a duly noticed public hearing and considered the proposed Zone Change (ZCH) 25-3. After receiving oral and written evidence, and public input, the Planning Commission concluded said hearing, and by a X-X vote, adopted Resolution No. 2025-025 PC recommending to the City Council the approval of the Zone Change (ZCH) 25-3; and

WHEREAS, on February XX, 2026, the City Council of the City of Covina held a duly noticed public hearing as prescribed by law to consider the proposed Zone Change (ZCH) 25-3 and any comments received prior to or at the public hearing, at which time staff presented its report, and interested persons had an opportunity to and did testify either in support or in opposition to proposed Zone Change (ZCH) 25-3. Following consideration of the entire record of information received at the public hearing and due consideration of the proposed Zone Change (ZCH) 25-3, the City Council closed the public hearing on that same date; and

WHEREAS, all legal prerequisites prior to adoption of this Ordinance have occurred.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1.** The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Ordinance.

**SECTION 2. California Environmental Quality Act Findings.** The City Council hereby finds that the proposed Zone Change (ZCH) is exempt from CEQA because it can be seen with certainty that there is no possibility that the proposed Zone Change from the existing RD Residential Zone (Multifamily – RD 2000 through RD 3000) to High Density Residential (HDR) and RD Residential Zone (Multifamily – RD 3400 through RD 5000) to Medium Density Residential (MDR) for 2558 parcels throughout the City will have a significant adverse effect on the environment. The City Council further finds that the Zone Change implements Government Code Section 65860 to align the zoning with their applicable General Plan land use designation, that it would not approve any development project or cause other physical change to the environment, that it would not increase the development potential beyond already applicable General Plan limits, nor change the allowable land uses or development intensities as authorized under the existing General Plan. Therefore, the City Council determines that the adoption of this Zone Change is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines. The City Council has reviewed the administrative record concerning the proposed ZCH 25-3 and the proposed CEQA determination, and based on its own independent judgement, approve the CEQA exemption.

**SECTION 3. Findings for ZCH 25-3.** Based on the evidence in the record, reviewing the recommendation of the Planning Commission, and after fully informed, the City Council hereby

finds that the proposed Zone Change (ZCH) 25-3 is consistent with the Land Use Plan and the Programs and Implementation Measures of the Covina General Plan Land Use Element, and is in compliance with State Law because the amended zoning designation now conforms with the density ranges or regulations of the applicable General Plan land use designation for the properties.

**SECTION 4. Approval.** In consideration of the findings stated above, the City Council of the City of Covina does hereby approve Zone Change (ZCH) 25-3, amending the City's Official Zoning Map for 2558 parcels throughout the City from the existing RD Residential Zone (Multifamily – RD 2000 through RD 3000) to High Density Residential (HDR) and RD Residential Zone (Multifamily – RD 3400 through RD 5000) to Medium Density Residential (MDR), and the list of Assessor's Parcel Numbers, as set forth in Exhibit "A"; and, incorporated herein by this reference as though set forth in full. Further, the City Council hereby directs the Director of Community Development to cause the amendment of the Official Zoning Map of the City of Covina to reflect Zone Change (ZCH) 25-3.

**SECTION 5. Severability.** If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unenforceable by a court of competent jurisdiction, the remaining portions of this Ordinance shall nonetheless remain in full force and effect. The City Council hereby declares that it would have adopted each section, subsection, sentence, clause, phrase, or portion of this Ordinance, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions of this Ordinance be declared invalid or unenforceable.

**SECTION 6. Savings Clause.** Neither the adoption of this Ordinance nor the repeal or amendment by this Ordinance of any ordinance or part or portion of any ordinance previously in effect in the City or within the territory comprising the City, shall in any manner affect the prosecution for the violation of any ordinance, which violation was committed prior to the effective date of this Ordinance, nor be construed as a waiver of any license, fee or penalty or the penal provisions applicable to any violation of such ordinances.

**SECTION 7. Effective Date.** This Ordinance shall become effective within thirty (30) days after its adoption.

**SECTION 8. Certification.** The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause this Ordinance to be published within 15 days after its passage, in accordance with Section 36933 of the Government Code.

**PASSED, APPROVED and ADOPTED** this xx day of xxxx, 2026.

City Council of Covina, California

BY: \_\_\_\_\_  
VICTOR LINARES, MAYOR

ATTEST:

\_\_\_\_\_  
FABIAN VELEZ, DEPUTY CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
KEVIN G. ENNIS, CITY ATTORNEY

CERTIFICATION

I, Fabian Velez, Deputy City Clerk of the City of Covina, do hereby certify that Ordinance 26-\_\_\_\_ were introduced for first reading at a REGULAR meeting on the XX day of XXXX, 2026. Thereafter, said Ordinance was duly approved and adopted at a REGULAR meeting of said City Council on the XX day of XXXX, 2026, by the following vote:

AYES:           COUNCIL MEMBERS:  
NOES:           COUNCIL MEMBERS:  
ABSENT:        COUNCIL MEMBERS:  
ABSTAIN:       COUNCIL MEMBERS:

Dated:

\_\_\_\_\_  
FABIAN VELEZ  
DEPUTY CITY CLERK

**EXHIBIT A**  
**ZONE CHANGE (ZCH) 25-3**  
**FROM RD RESIDENTIAL ZONE (MULTIFAMILY – RD 2000 THROUGH RD 3000) TO HIGH**  
**DENSITY RESIDENTIAL (HDR) AND RD RESIDENTIAL ZONE (MULTIFAMILY – RD 3400**  
**THROUGH RD 5000) TO MEDIUM DENSITY RESIDENTIAL (MDR)**  
**THE LIST OF ASSESSOR’S PARCEL MAP NUMBERS ARE ON FILE IN THE PLANNING**  
**DIVISION AND THE MAP IS AVAILABLE ON CITY’S WEBSITE.**